
Permanent Town Building Advisory Committee Meeting Minutes
May 12, 2020 9:00A.M.
Virtual WebEx Meeting

I. Call to Order/Roll Call

Chair Feldman called the WebEx virtual meeting to order at 9:02AM and initiated roll call. Present were Chair Rick Feldman-Y, Mark Johnson-Y, David Giangrande-Y, Ellen Keller-Y, Janet Nicosia-Y and Dan Casper-Y. Also present were Jim Bruneau and Joel Bargmann of BH&A, Jeff Shaw and Ellen Light of Context Architecture, Andrew Flanagan, Town Manager, Michael Lindstrom, Deputy Town Manager, Christopher Cronin, DPW Director, Joe Sgrosso, Project Manager, John Arena, PMA Consultants, Jane Burns, Elder Services Director and Jemma Lambert, Director of Community Services. The meeting was taped and live cablecast.

II. Approval of Minutes – March 13, 2020

Upon motion duly made by Mr. Casper and seconded by Mr. Johnson, it was unanimously voted to approve the above minutes. Rick Feldman-Y, Mark Johnson-Y, David Giangrande-Y, Ellen Keller-Y, Janet Nicosia-Y and Dan Casper-Y. Motion passed 6-0.

III. Update on Senior Center

Mr. Bruneau reported that site work had begun with demolition of old solarium and excavation, as well as work on the fitness-wellness addition. The following previously unknown site conditions encountered, however, will necessitate change orders.

- 1) Thickness of asbestos resulting from layers under flooring on first floor will result in additional excavation costs.
- 2) Removal of steel beams in four locations.
- 3) Removal of two exterior condensers for currently operational copy center to placement on a roof further away from building.
- 4) Replacement of poor condition of toilet room plumbing in two main walls from PVC to cast iron.
- 5) Grease interceptor tank requiring cast iron piping and replacement further away from the building.
- 6) Excavation and mitigation of currently unknown extent and condition of additional ledge.

He also reported that existing soil conditions were better than expected and would be able to be utilized.

Ms. Nicosia noted that the unexpected conditions were a “big hit very fast” and amounted to approx. \$44K. Additionally \$80K in change orders are expected included \$35K in wet wall plumbing. She also noted that GZA had been hired to monitor entire removal of ledge in order to ensure no damage to existing adjoining buildings. DPW and town engineer would assist

in the process. While cost of removal of ledge is estimated at \$15K, the additional cost of GZA service is not known at this time.

Ms. Nicosia added that they were in receipt of letter from Seaver Construction that unforeseen circumstances may result in schedule delays including a two-week shutdown due to COVID-19 exposure and quarantine. This may result in additional monies due to possible extension of bonds, etc., and a response to Seaver is being drafted.

With a contingency of \$500K, and \$80K in PCO's to date and an additional \$80K expected, approximately \$150K would be charged against contingency. These change orders would be brought for vote at the next meeting.

Discussion ensued including the original decision to budget for PVC piping and the plumbing inspector's requirement above-code for cast iron piping; however, Mr. Bruneau does not anticipate any other site issues along these lines. Also discussed was the discovery of additional asbestos flooring. Ms. Nicosia explained that the bid area was originally measured as square footage. Below the carpet, however, were additional layers of mastic and flooring with asbestos under each layer as well as piping. A final reconsideration of wood flooring replacement or restoration can be made close to the end of the project.

IV. Update on Ballardvale Fire Station

Mr. Shaw reported that the foundation and internal footings were completed and now curing, and utilities had been brought over from the street. There would be three items requiring change orders, however, in the approx. amount of \$25K: a) sewer manhole and casting required by DPW; b) revised 3-drain cleanouts at side and back of building; and c) due to COVID-19 Board of Health required insertion valves installed to prevent total water main shut-off. Mr. Shaw is now looking ahead to lock down prices on needed items.

Ms. Light stated because of COVID-19 concerns, worksite is being carefully monitored by camera surveillance. No schedule delays are anticipated but full impact of health crisis not known at this time.

Discussion ensued including a) timeline for procurement of steel; b) redesign of intersection and installation of traffic light; c) use and design of additional parking obtained from demolition of second home for staff and playground attendees.

Change orders against a \$500K contingency would be submitted for vote at next meeting.

V. Municipal Services Facility

Mr. Cronin reported that the specifications for the wash bay had been completed and also to allow for additional fire department equipment servicing. He also reported that the building is "successful and wonderful" satisfying the space and staff proximity needed for collaboration. He is working with Bob Douglas to outline landscape work needed to begin

this summer by F. P. Reilly. Good neighboring continues with Marriott Courtyard. Paving to be funded with chapter 90 monies to be submitted.

Ms. Nicosia stated that last few warranty issues are being addressed with gate operation, nuisance fire alarm controls and HVAC adjustments. Mr. Cronin reported there are no problems with additional parking by residents on riverwalks.

VI. School Projects

Mr. Johnson reported that the High School project was under consideration by MSBA and decision due in December. He allowed that in light of the current crisis, state monies would not be as readily available. The West El project was moving along with Pre-K included. While the equipment-insulated penthouse was not included in the square footage "grossing factor" used by MSBA, the building committee felt it would continue this signature and cost-saving "Andover build-in" at its own cost. The configuration of all school classrooms would likely change to accommodate social distancing.

VII. Town Hall

The Town Manager stated that town hall improvements, particularly with regard to ADA compliance within the area of public meeting spaces and service areas, would be included in the town meeting warrant. Senior management team was working to stabilize current basic services. Plant and Facilities staff doing excellent job of sanitizing buildings and outside vendor costs of \$35-50K/building were being avoided. Elder Services had seen an increased need for meals on wheels from 80/meals a day to 130. General government operations continued on a staggered skeleton staff and Police and Fire were responding to increased need for service.

Mr. Lawlor reported that Town Meeting is currently scheduled for June 22nd. Open Town Meetings by law are prevented from holding on a virtual platform, and different options for locales are being discussed to accommodate social distancing.

Next WebEx Virtual Meeting

Friday, June 12 @ 8:45AM

Adjournment

Upon motion duly made by Mr. Johnson and seconded by Mr. Casper, it was unanimously voted to adjourn. Rick Feldman-Y, Mark Johnson-Y, David Giangrande-Y, Ellen Keller-Y, Janet Nicosia-Y and Dan Casper-Y. Motion passed 6-0. Meeting adjourned at 9:15AM.

Respectfully submitted,

Christine Martin Barraford
Recording Clerk